037.0	0001	0005.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,421,300	/	1,421,300
USE VALUE:	1,421,300	/	1,421,300
ASSESSED:	1,421,300	/	1,421,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHULZ DARREN J & RUTH M/ TRS
Owner 2:	SCHULZ FAMILY REVOCABLE TRUST
Owner 3:	
Street 1:	90 DECATUR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHULZ DARREN & RUTH -
Owner 2:	-
Street 1:	90 DECATUR ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .358 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2016, having primarily Vinyl Exterior and 3470 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15606.000	852,900		568,400	1,421,300
Total Card	0.358	852,900		568,400	1,421,300
Total Parcel	0.358	852,900		568,400	1,421,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.60 | /Parcel: 409.60

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	418063
GIS Ref	
GIS Ref	
Insp Date	12/06/18

!16400!

PREVIOUS ASSESSMENT

Parcel ID: 037.0-0001-0005.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	852,900	0	15,606.	568,400	1,421,300		Year end	12/23/2021
2021	101	FV	826,600	0	15,606.	568,400	1,395,000		Year End Roll	12/10/2020
2020	101	FV	826,300	0	15,606.	568,400	1,394,700	1,394,700	Year End Roll	12/18/2019
2019	101	FV	630,800	0	15,606.	515,100	1,145,900	1,145,900	Year End Roll	1/3/2019
2018	101	FV	630,800	0	15,606.	488,500	1,119,300	1,119,300	Year End Roll	12/20/2017
2017	109	FV	897,700	0	31,401.	753,600	1,651,300	1,651,300	Year End Roll	1/3/2017
2016	318	FV		19100	23,735.	486,600	505,700	505,700	Year End	1/4/2016
2015	318	FV		19900	23,735.	451,000	470,900	470,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	22:26:03

LAST REV

Date	Time
02/19/21	10:58:47
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 16400

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHULZ DARREN &	76653-582	1	1/8/2021	Convenience	1	No	No		
DEDHAM DEVELOPM	67656-96		7/20/2016		1,095,000	No	No		
LUSSIANO JOSEPH	66130-99		9/25/2015	Change>Sale	716,000	No	No		
LUSSIANO MARY &	26218-341		4/11/1996	Convenience	99	No	No		James Lussiano Jr dod 12/10/1998
LUSSIANO JAMES	20005-147		8/14/1989	Convenience	99	No	No		
QUINZANI OVIDIO	9495-153		11/10/1959	Family	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/13/2017	48	Solar Pa	4,000	C				
12/30/2015	1970	Heat App	15,000					
11/19/2015	1799	New Buil	250,000					
10/30/2015	1679	Foundati	16,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
4/20/2009	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	25029
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15606		Sq. Ft.	Site		0	64.	0.57	3									568,438						568,400	

Total AC/HA:	0.35826	Total SF/SM:	15606	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	568,438	Spl Credit		Total:	568,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2016	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STND		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.3	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.95259362
Const Adj.:	1.04989493
Adj $ / SQ:	130.016
Other Features:	122217
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	855462
Depreciation:	2566
Depreciated Total:	852896

COMMENTS

DECATUR GARDENS-greenhouses sold, property sold.. With 94 Decatur 3 new single family homes. See plan #592 of 2016 for sqft adjustment.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

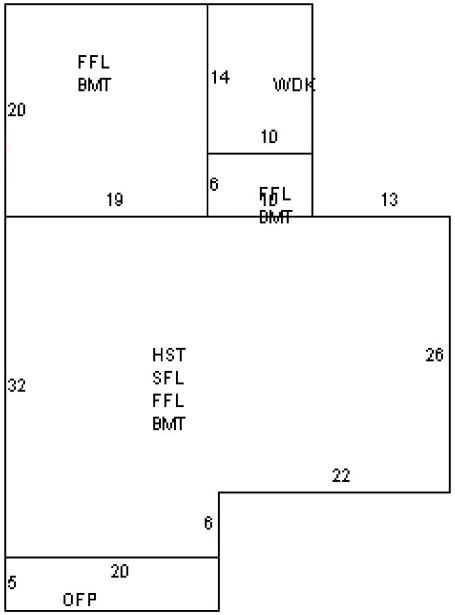
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.92
Special Features:	0	Val/Su Net:	159.06
Final Total:	852900	Val/Su SzAd	245.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,652	39.000	64,436
FFL	First Floor	1,652	130.020	214,786
SFL	Second Floor	1,212	130.020	157,579
HST	Half Story	606	130.020	78,790
WDK	Deck	140	13.800	1,932
OFP	Open Porch	100	34.650	3,465

Net Sketched Area:	5,362			Total:	520,988
Size Ad	3470	Gross Area	5968	FinArea	3470

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

037.0-0001-0005.B

IMAGE

AssessPro Patriot Properties, Inc